

Beechwood Grove

Mitchelstown Co. Cork P67 WY43

myhome.ie

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BER B3



Guide: €300,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

www.michaeldorgan.ie

Tel: 025 85 700 Fax: 025 85 708 Email: info@michaeldorgan.ie



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Michael DORGAN
AUCTIONEERS & VALUERS

025 85700



Features

For Sale by Private Treaty

- 4-bedroom detached house.
- C.189m² / c.2,036sqft
- Substantial mature garden.
- Three zoned OFCH. Mains services.
- Jack Lynch Tunnel just over 35minutes.
- 5 minutes from the M8 motorway.
- Walking distance of amenities.
- Electric Gated, secure drive with substantial parking.
- Vehicular side access.
- Recent built in storage & blinds throughout.



Accommodation

Ground floor

Entrance hallway

4.47m x 3.68m
14'8" x 12'1"

Feature staircase, ceramic floor tiles, venetian blinds, light fitting, power points, radiator.

Livingroom

4.49m x 4.41m
14'9" x 14'6"

Feature open fireplace with inset stove, granite heart, french doors, venetian blinds, timber floor, light fitting, recent built in units, power points, radiator.

Kitchen/ Dining room

5.95m x 3.76m
19'6" x 12'4"

Wall & Floor units, dark work surfaces, tile back splash. Integrated oven, hob, dishwasher, extractor fan, ceramic floor tiles, power points, radiator, blinds, recessed lighting,

Utility Room

2.78m x 1.74m
9'1" x 5'8"

Wall & floor units, ceramic floor tiles, power points, radiator.

Bathroom

2.39m x 1.79m
7'10" x 5'11"

Wall & floor tiles, WHB & toilet, bathtub, elec shower, radiator.

Master Bedroom

4.57m x 3.27m
15' x 10'9"

Timber floor, power points, radiator, venetian blinds.

Ensuite

2.62m x 1.06m
8'7" x 3'6"

Ceramic floor tiles, WHB & toilet, elec shower, shaving point,

Bedroom 2

3.75m x 3.10m
12'4" x 10'2"

Timber floor, power points, radiator.

Hot press

1.75m x 0.87m
5'9" x 2'10"

Floor tiles, shelved.

First floor

Bedroom 3

6.15m x 5.51m
20'2" x 18'1"

Timber floor, power points, radiator, built in storage, dormer & velux type windows. Venetian & black out blinds.

Walkin Wardrobe

Shelved & railed.

Bedroom 4

6.13m x 4.51m
20'1" x 14'11"

Timber floor, power points, radiator, built in wardrobe, dormer & velux type windows. Venetian & black out blinds.

Landing

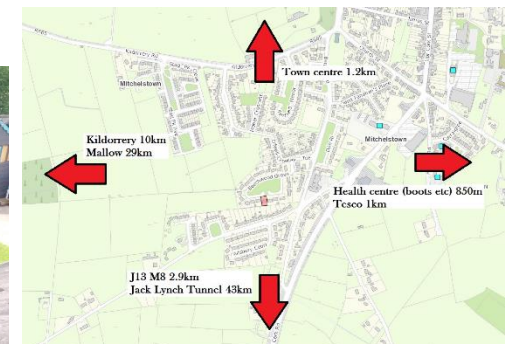
3.7m x 2.58m
12'2" x 8'5"

Recent built in storage, light fitting, radiator, power points, venetian blinds.

Bathroom

2.57m x 2.33m
8'5" x 7'8"

WHB & toilet, bathtub, separate shower, tiled floor, radiator, velux type window & blind.





Building Energy Rating

BER/DEC

Address	Date Of Issue	Type Of Rating
19 BEECHWOOD GROVE MITCHELSTOWN CO. CORK CO. CORK	07-08-2015	Existing Dwelling
Building Energy Rating	Date Valid Until	DEAP Version
B3 136.77 (kWh/m ² /yr)	07-09-2025	3.2.1
CO2 Emissions Indicator	BER/DEC Number	Download Advisory Report
34.9 (kgCO ₂ /m ² /yr)	104182456	
	MPRN	
	10302983643	

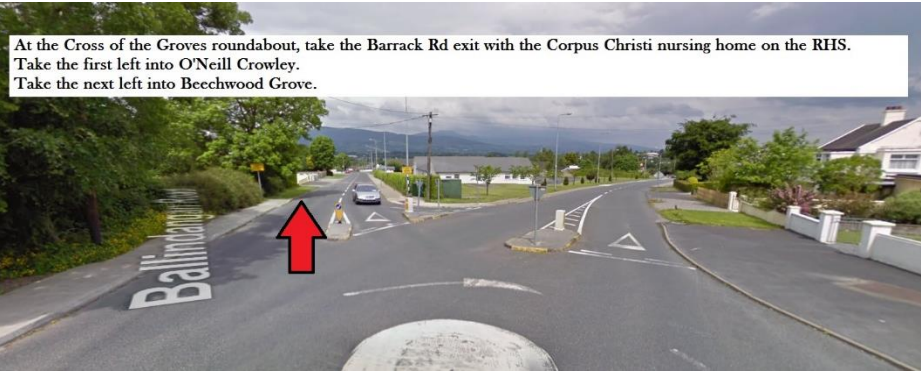
Dwelling Details

Dwelling Type:	Floor Area:	Main Space Heating Fuel:
Detached house	188.99 (m ²)	Oil
No. of Storeys:	Wall Type:	Main Space Heating Efficiency:
2	Masonry	85%
Year of Construction:	Glazing Type:	Main Water Heating Fuel:
2006	Double Glazing	Oil
	% Low Energy Lighting:	Main Water Heating Efficiency:
	27%	85%

Site



Directions



19 BEECHWOOD GROVE
MITCHELSTOWN
CO. CORK
P67 WY43

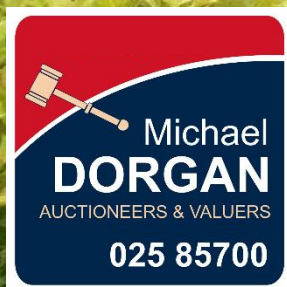
Address Query ?



Viewing

Strictly by appointment with sole agent.

www.michaeldorgan.ie



Michael Dorgan

Auctioneers & Valuers

Baldwin Street,
Mitchelstown,
Co. Cork
info@michaeldorgan.ie
+353 (0)25 85 700

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Appliances freestanding & built in are not part of this sale.